Davidson County DEEDQC
Recvd: 07/24/06 15:09 3 pgs
Fees:17.00 Taxes:0.00

20060724-0089021

RECORDING REQUESTED BY)
THE LAW OFFICE OF SHERRY DOUGHERTY)
NEW PROPERTY OWNER:)
BEDFORD T. TRANSOU)
CAROL G. TRANSOU)
807 CLOUDLAND DRIVE)
JOHNSON CITY, TN 37601)

SPACE ABOVE FOR RECORDER'S USE

Quitclaim Deed

REVOCABLE LIVING TRUST TRANSFER
EXEMPT FROM STATE RECORDATION
TAX PURSUANT TO TCA §67-4-409(a)(3)(F).

2nd Councilmanic District Metropolitan Nashville
Davidson County, Tennessee

For no consideration, CAROL G. TRANSOU does hereby Remise, Release and Quitclaim to BEDFORD T. TRANSOU and CAROL G. TRANSOU, Trustees, or their successors in trust, under the TRANSOU LIVING TRUST dated JUL 2 0 2006 and any amendments thereto, a revocable living trust, all her 20% undivided interest in and to the following described real property in the 2nd Councilmanic District Metropolitan Nashville of the County of Davidson, State of Tennessee:

SEE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO.

Date: JUL 2 0 2006

Carol G. Transou
CAROL G. TRANSOU

STATE OF TENNESSEE)
SS
COUNTY OF SULLIVAN)

On JUL 2 0 2006, before me, ANN M. LARKEY, a Notary Public in and for said State, personally appeared CAROL G. TRANSOU, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Ann M. Larkey
Notary Public

My Commission Expires

12-08-08

MAIL FUTURE TAX STATEMENT TO:
BEDFORD T. TRANSOU and CAROL G. TRANSOU
807 CLOUDLAND DRIVE
JOHNSON CITY, TN 37601

THIS DEED PREPARED BY:
THE LAW OFFICE OF SHERRY DOUGHERTY
2612 N. JOHN B. DENNIS HIGHWAY
KINGSPORT, TN 37660

MAP 160, PARCEL 102

ANN M. LARKEY
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Exhibit A
Deed

BEING that certain tract or parcel of land, together with any improvements thereon, situated in the 2nd Councilmanic District Metropolitan Nashville of Davidson County, Tennessee, Tax Map 160, Parcel 102, and more particularly described as follows:

Beginning at a P.K. nail set on the northerly right-of-way line of Old Hickory Boulevard (as widened) at a corner of AAMP, LLC Property as evidenced in Deed Book 8250, page 785, Register's Office for Davidson County, Tennessee, (formerly Herbert A. Summar property); thence,

1) With the northerly right-of-way line of Old Hickory Boulevard (as widened) N 83° 20' 10" E 108.47' to a P.K. nail set; thence,

2) With a curve to the left (radius 40.00') northeasterly a distance of 48.64' to an existing P.K. nail on the westerly right-of-way line of Franklin Pike U.S. 31 and having a chord bearing and distance of N 48° 30' 09" E 45.696'; thence,

3) With an off set in the right-of-way for signal poles N 79° 54' 57" W 4.82 to a P.K. nail set; thence,

4) N 9° 53' 53" E 5.00' to a P.K. nail set; thence,

5) S 79° 54' 57" E 5.00' to an existing P.K. nail; thence,

6) With the westerly right-of-way line of Franklin Pike (as widened) N 9° 53' 53" E 26.24' to an existing iron pin at the beginning of a curve; thence,

7) Continuing with said right-of-way with a curve to the right (radius 1472.68') northeasterly a distance of 150.04' to an iron pin set at off set in right-of-way and having a chord bearing and distance of N 13° 07' 06" E 149.976'; thence,

8) N 75° 17' 01" W, passing an existing iron pin at a corner of AAMP, LLC property of record in Deed Book 10412, page 15, Register's Office for Davidson County, Tennessee, at 15.00', a total of 55.62' to an iron pin set; thence,

9) With the common line of herein described property and AAMP, LLC property N 75° 47' 32" W 22.00' to an iron pin set; thence,

10) Continuing with the common line of AAMP, LLC with a curve to the right (radius 797.02') southwesterly a distance of 263.00' to the point of beginning and having a chord bearing and distance S 23° 59' 04" W 261.806' and containing 21,146 Sq. Ft. or 0.485 acres.

Being the remaining property conveyed to Carl P. Gardner, Trustee, by warranty deed recorded in Book 6852, page 14, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard Gardner and wife, Alleen P. Gardner, by deed from the Nashville Franklin Railway, of record in Book 1300, pages 680 and 681, said Register's Office, and by deed from Maude B. Wells and husband, of record in Book 3865, page 1365, said Register's Office. The said Howard Gardner

and Alleen P. Gardner having since died and the grantees therein being their sole heirs at law. Carl P. Gardner conveyed said property in his role as Executor of the Estates of Howard Gardner and Alleen P. Gardner, and Trustee of the Howard Gardner Trust.

BEING the same property conveyed from Carl P. Gardner, as Executor of the Estate of Alleen P. Gardner, and as Trustee of the Howard Gardner Trust, to Mary G. Logan, a 20% undivided interest, Carol G. Transou, a 20% undivided interest, Jane G. Jones, a 20% undivided interest, Ann G. Brown, a 20% undivided interest, and Carl P. Gardner, a 20% undivided interest, as tenants in common, by deed dated June 21, 2000, of record in the Register's Office for Davidson County, Tennessee, Instrument Number 200006220062005.

It is an express term and condition of this conveyance that in dealing with the property herein conveyed, the Trustees and their successors in office or in the event of the death or disability of a Trustee, the successor Trustee, shall have full power and authority to convey, mortgage, encumber, lease or otherwise deal with the property as if the owner thereof, and no purchaser or other person or entity dealing with the Trustees in connection with the property need look to the authority of the Trustees to act. Any limitations upon the powers of the Trustees to act that are expressed in the trust instrument or any amendments thereto shall in no way limit or affect the freedom of the Trustees and those dealing with them to act concerning the property. The Grantors do not intend to record TRANSOU LIVING TRUST or any amendments thereto, and the fact that the trust instrument and any amendments thereto are not recorded shall not affect the ability of the Trustees to deal with the trust property. Further, anyone dealing with the surviving or successor Trustee of the Trust in connection with the property herein conveyed, in trust, need not look to the power and authority of such Trustee to act in any capacity.

This property is conveyed subject to all valid restrictive covenants and easements, if any, of record.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PRIOR DEEDS.